

**SUBURBAN REAL ESTATE.**  
Long Island—Sale or Let.

# Port Washington Estates

472,000 Square Feet purchased since the first advertisement appeared on the 23rd day of June

A VISIT to the property will give you the reason why. It combines the best features of the North Shore of Long Island at a price beyond competition—30c per square foot. Elevation—view—private water front—shade—full improvements—convenience of transportation—a complete community.

Developed under the supervision of

## Edgeworth Smith

Sales Agents

1 W. 34th Street  
Fitzroy 5250

Opposite Station  
Port Washington 331

Local office open daily from 9 to 5 including Sundays and Holidays. Appointments arranged after hours

# Beacon Hill

PORT WASHINGTON

The aristocrat of medium priced suburban communities.

THE inspiring views from its commanding elevation—the refined character of its homes—the personnel of its residents—the type of surrounding country—are but a few of the outstanding features which give the discriminating buyer assurance of its permanency as a highly desirable residential community.

There are only a few remaining plots on the extreme hill top. They are offered at investment prices.

1 W. 34th Street  
Fitzroy 5231

Opposite Station  
Port Washington 331

Local office open daily from 9 to 5 including Sundays and Holidays. Appointments arranged after hours.

# Kew Gardens

16 minutes from the heart of Manhattan

THE advantage of owning a home in Kew Gardens requires no explanation

The price of this particular home, however, explains one advantage which might otherwise be overlooked.

8 Rooms—3 Baths—Corner Plot  
Living Room 14 ft. x 27 ft. 6 in.  
\$22,500  
Built to Order

## Edgeworth Smith

Sole Agents for the Kew Gardens Corporation

1 West 34th St.  
Fitzroy 5231

Kew Gardens Station  
Richmond Hill 1713

# GREAT NECK

Plot 80x125 ft. Colonial Residence, 4 master bedrooms, 2 1/2 baths, 14 rooms, bath, living room 16x28 ft., large dining room, butler's pantry, kitchen, servants' porch, hot water heating system, 2 machine garage, golf, tennis, bathing, 5 min. to station. Sacrifice \$25,000.

Dutch Colonial residence, plot 100x110 ft., living room 18x24 ft., dining room 14 ft. sq., butler's pantry, kitchen, 4 master bedrooms, 2 1/2 baths, 2 maid's rooms, bath. House built of clapboard; hot water heat, \$20,000 price. In considered most judicious bargain obtainable in Great Neck section. 6 min. walk to station. Has privilege of tennis court, open air swimming pool. An environment in keeping with large estates.

Long Island Sound, 1 1/2 acre 150 ft. excellent beach, head of tide; 14 rooms, 4 baths; 2 car garage, tennis court. Water front improved with pier. Price \$15,000. It is without exception the most desirable water front estate obtainable on the Great Neck Peninsula.

BAKER CROWELL, Inc.  
Fitzroy 47 N. Y. City.

# GREAT NECK, L.I.

An Unusual Opportunity

Georgian Tapestry Brick by Aymar Embury. Living room 32x22, with open fireplace, paneled dining room and library with open fireplace, tiled kitchen, large butler's pantry, 10x8 room. Decorations are exquisite. 2 car garage. Grounds beautifully landscaped. This perfectly appointed place must be sold at once.

HARVEY CRAW  
332 Fifth Ave—Vanderbilt 4048

# Home seekers' Opportunity

On account of ill health owner will sell substantial 12 room dwelling, completely furnished, 2 bedrooms, 2 baths, open fireplace, all improvements, handsome woodwork, hardwood floors, sun parlor, enclosed porch, 2 car garage. Home could not be duplicated for \$30,000; will sacrifice for \$20,000; half cash.

JEREMIAH ROBBINS  
Babylon, L. I. Tel. Babylon 22.

# JAMAICA

A true German Colonial home in heart section of Jamaica, built to sell for \$22,500; to realize cash immediately builder offers for \$18,000; superior construction; finest fixtures and finish; 8 rooms, 2 baths, center hall, large living room, sun parlor, fireplace; all improvements; garage space. F. W. SCOTT & CO., 300 Fulton St., Jamaica, Phone 0079.

# GUTHRIE HALL

Overlooking the Hudson and commanding beautiful views of the surrounding country.

The grounds comprise over 46 acres and are exceptionally attractively landscaped, with lodge house, formal and informal gardens, English rose garden, greenhouse, large vegetable garden, and are equipped with pumping station, artesian well, also water from Irvington town supply.

Several country clubs are quickly accessible. The property is one hour out from New York by motor; 45 minutes by rail.

Residence of Elizabethan architecture and practically new, contains on the first floor entrance hall, reception room, library, music room, living room, study, flower room, sun porch, billiard room, kitchen, butler's pantry, servants' dining room and lavatory, laundry. Second floor, 3 master bedrooms, 6 baths. Third floor, nursery, large studio, 2 bedrooms and bath, 8 servants' rooms and 2 baths, linen and trunk rooms.

Garage and stable, with accommodations for 4 or 5 cars; one box stall and 6 single stalls, with living quarters for chauffeur and family overhead. Poultry house and cow stable.

For particulars apply O-190.

## Fish & Marvin

527 Fifth Ave., N. Y.  
Phone: Murray Hill 6526.

or your own Broker.

# Westchester Biltmore Country Club

RYE, NEW YORK

JOHN McE. BOWMAN, PRES.

A limited number of extremely choice and advantageously restricted Villa Sites, of one acre and larger, adjoining the golf course and adjacent to the Club House, offered to approved purchasers.

For maps and full particulars address

F. B. WELLS,  
Room 174, Bachelors' Wing, Club House, Rye, New York  
Or Your Own Broker

Phone Rye 900. Office open Sundays.

# LARCHMONT, N.Y.

It is necessary for me to sell a home that I have just completed. The house is a duplicate of that original famous little farmhouse.

There is an immense entrance hall, center staircase to the right is a living room 28x14; open fireplace with chimney seats; very large enclosed sun parlor with pergola and Italian garden adjoining. Dining room, large butler's pantry, good sized kitchen, maid's room and bath adjoining.

On the second floor there is a large master bedroom with private tiled bath and shower. Three other good sized bedrooms and general tiled bath.

In the cellar there is a fine light laundry, enclosed; plenty of coal in the coal bins, 3 cords of wood; hot water heat, with oil burning attachment if preferred, and a 700 gallon tank filled with oil; Kompaq automatic hot water heater.

Copper wire screens, metal shutters, fine fixtures; shades, completely and finely decorated; garage with light, and water and sewer in the house; plot one-half acre; beautiful shrubs, private hedge; landscaped work, etc.

No expense has been saved to make this place as complete a home as possible.

PRICE \$38,000

FURTHER PARTICULARS MAY BE HAD FROM

## ACRE PLOT CO.

54 Lawton St.  
New Rochelle, N. Y.  
Office open Sundays

# Van Cortlandt Terrace

Highly Restricted Section

Within 6 minutes' walk of railroad station. Artistic stucco residence, Colonial design, contains 10 rooms, sun parlor and shower, enclosed heated sun porch, parquet floors, open fireplace, every modern convenience. Price \$21,500. Apply Y-1000.

## Fish & Marvin

527 5th Ave., New York.  
Telephone Murray Hill 6526.

# PELHAM

Charming English Residence. Stone, situated on one of Pelham's finest avenues, contains 8 rooms, 2 tiled baths, sun porch, dining porch, two open verandas, large plot with beautiful shade trees, very rustic setting. Call at Pelham office, Pelhamdale Avenue and Boston Post Road, phone Pelham 1002.

GEORGE HOWE, 527 Fifth Ave., N. Y.  
Specialist in Suburban & Country Properties

# NEW ROCHELLE

At a Bargain

Fine Colonial Home, overlooking Long Island Sound. 7 rooms, bath, open fireplace, large sun porch, hot water heat, gas, electricity, white and instantaneous gas heater. Large plot of private bathing beach. Asking \$16,500. Open to offer. Tremendous OTHER DESIRABLE HOMES FOR SALE OR FOR RENT.

## SEE SULLIVAN

Tel. 900 20 North Av.  
OFFICE OPEN SUNDAYS

# OVERLOOKING HUDSON

Small Estate at Sacrifice.

In the midst of 2 1/2 acres, modern home, 12 rooms, 3 baths, servants' room, billiard room, bath, four-car garage, excellent garden, 10 minutes' walk to station. Asking \$18,000. Sunday phone Chempasqua 21.

GEORGE HOWE, 527 Fifth Ave., N. Y.  
Specialist in Suburban & Country Properties

# Adjoining Golf Course

NEAR SCARSDALE.

Most attractive all-year-round home, four bedrooms and three servants' bedrooms, three baths, sun parlor, all modern improvements; garage for two cars; chauffeur's room; three acres beautifully landscaped; view of Long Island Sound. Offered at a great bargain.

Frederick Fox & Co. Inc.  
MADISON AV. & 41ST, N. Y. City.

# NEW ROCHELLE

In beautiful, restricted section; stucco on hollow tile home; pre-war construction of finest material; southern exposure; cultivated grounds and trees; 8 rooms and finished attic, breakfast room, hardwood floors, solid oak dining room, beautiful electric fixtures, 2 baths and 2 lavatories; kitchen and bath tiled floors and walls; wonderfully decorated; garage. Must be seen to be appreciated. Will sell reasonably to quick buyer. OWNER, 2680-J New Rochelle.

# 22 ACRES

Modern Residence—\$25,000

A splendid, modern, high elevation. Mostly tile and very productive. Beautiful home, 10 large rooms, 2 baths, 2 lavatories, kitchen, stable, garage, farmer's cottage and laundry. Variety of fruit. Price recently cut in half for quick sale.

GEORGE HOWE, 527 Fifth Ave., N. Y.  
Specialist in Suburban & Country Properties

# BEST BARGAIN IN WESTCHESTER COUNTY

At Westchester—Restricted neighborhood, beautifully designed new Colonial home; 12 rooms, 3 baths, 2 lavatories, kitchen, bath, large sun parlor; gas and electricity, hot water heat; very fine construction. Only \$18,000. See this and compare with others.

KRIEGER, 22 North Av. Tel. 38  
New Rochelle, OPEN SUNDAYS

# \$8,500—PART CASH

8 room house, hardwood trim, all modern conveniences; on trolley line; good lot.

W. H. OLIVER  
Ossining, N. Y. Tel. 456.

# New Rochelle

6 Fine Homes—Excellent Opportunities

No. 1—1 1/2 ACRE ESTATE. Splendid home; 14 rooms, 3 baths, gas, electricity, hot water heat. The grounds ARE beautiful; tennis court; 3 car garage with man's room.

PRICE REASONABLE.

No. 2—1 1/2 ACRE ESTATE. White Colonial Dwelling; 12 rooms, 3 baths, gas, hot water heat, electricity; tennis court; 2 car garage.

PRICE VERY ATTRACTIVE.

No. 3—1 1/2 ACRE ESTATE. Modern frame residence; 10 rooms, 3 baths, hot water heat, gas, electricity, billiard room, 2 car garage; attractive grounds; fruit and shade trees.

ASKING PRICE, \$19,000.

This Office Specializes in COUNTRY HOMES and ESTATES AT NEW ROCHELLE, LARCHMONT and THE PELHAM'S. Furnished and Unfurnished Houses to Rent by the Season or by the Year.

## O'CONNOR REAL ESTATE AGENCY

249 & 251 HUGENOT ST. NEW ROCHELLE, N. Y.  
Telephone 834 & 133  
Office NOT Open on Sundays.

# STERLING PROPERTIES

IN THE HILLS  
BACK OF RYE

Maps and particulars on request. Also appointments for inspection.

## Kenneth Ives & Co.

Selling Agents  
17 EAST 42D ST., NEW YORK  
PHONE MURRAY HILL 6017

# BRIARCLIFF

One hour from Grand Central

Homes where living conditions are right and values sound should inspect the following:

Seven room house, with garage... \$7,500  
Seven room house, new... \$8,000  
Eight room house, new... \$8,500  
Seven room house, with 1 1/2 acre... \$10,000

All located convenient to the station, school and church. Modern improvements.

Also attractive building sites on Maple Road, \$175.

Hitch Road plots, adjoining new golf links of Briarcliff Country Club, \$1,500 per site.

List of many other desirable properties in the Briarcliff section upon request.

Inspection invited.

## BRIARCLIFF REALTY COMPANY

342 Madison Avenue  
Telephone Vanderbilt 7313.

# Mohegan Park

BRONXVILLE

A Distinctive Residential Community of MODERATE PRICED HOMES

Ideal surroundings, high, beautiful environment. Excellent school, golf club nearby; convenient to station.

HOUSES 8 ROOMS, 2 BATHS; GARAGE; GOOD SIZED PLOTS.

PRICE \$15,000—\$18,000. TERMS.

A few fully developed home sites at prices much below their true value. Investigate our method of financing the purchase of a plot and construction of your own home.

COIN REALTY CO., Bronxville, N. Y.  
Tel. Bronxville 1498.

# BRONXVILLE

Very Attractive Modern Dutch Colonial Residence

Situated on plot about 120x100, beautifully landscaped, in one of the finest residential parks. House consists of 9 rooms, 3 baths, large enclosed heated and screened sun parlor, open living porch, steam heat, all improvements. Garage for 2 cars. 10 minutes' walk to station. Asking \$19,500. Sunday phone Chempasqua 21.

11-442. Phone Bronxville 3160.

## Fish & Marvin

527 5th Ave., New York.  
Telephone Murray Hill 6526.

# NEW ROCHELLE

Ideal Miniature Estate

Commanding extensive views of the surrounding country, 2 acres, most attractive, landscaped, numerous fruit and shade trees, gardens and lawn. Residence of stone and frame construction, contains 10 large well planned rooms, 3 baths, every convenience. Garage for 2 cars. Located in most desirable residential section. Apply N-1283, 11-13 North Rochelle 440.

## Fish & Marvin

527 5th Ave., New York.  
Telephone Murray Hill 6526.

# PELHAMWOOD

Building Plots

To Close Out Quickly the balance of our holdings these remaining lots will be sold at prices and on terms most advantageous to REAL BUYERS.

(There are homes in Pelhamwood that cannot be surpassed anywhere.)

Choose YOUR location now. Most accessible home community.

Call or write

Joseph Lambden & Son, Inc.  
56 Lawton St. Tel. 383.  
NEW ROCHELLE, N. Y.

# COUNTRY ESTATES AND HOMES.

Sale or Rent.

## KENNETH IVES & CO.

17 East 42d St. Murray Hill 6037.

# BEST VALUE

In New Rochelle

**\$18,000 for \$14,000.** Modern HOUSE 7/8 Room Stucco

Beautiful Residential Section

House has fireplace heated garage attached, living porch, parquet floors, open fireplace, butler's pantry, tile bath and open plumbing; large plot; southern exposure; inspection invited.

READY FOR OCCUPANCY.

BUILDER, 44 Rhodes St., New Rochelle.  
Telephone 378 New Rochelle.

# LARCHMONT GARDENS

Larchmont—The Sunbelt

Beautiful Home Sites

A Few Plots Left in This Exclusive Restricted Section. High Elevation. Sound Location. Large Plots \$1500 and up.

FOR IMMEDIATE OCCUPANCY

Charming English villa, 7 rooms, 2 baths, hot water heat, gas, electricity, garage. Terms \$1500 down, \$500 every six months. Inverness at once.

George Howe—527 Fifth Ave. N.Y.  
Specialist in Suburban and Country Properties.  
Local Office open every day—El Larchmont 22.

# 3 Acres on a Ridge

With a Sweeping View.

Low, rambling white Colonial house, with six green blinds, in an old fashioned setting; 5 master bedrooms, dressing room, 3 tiled bathrooms, garage for 3 cars, with chauffeur's quarters.

Perfect miniature estate; a furnished fruit and flower garden; 22 miles from town; bargain.

Kenneth Ives & Co.  
17 East 42d St. Murray Hill 6037.

Connecticut—Sale or Let.

# GREENWICH

FOR SALE

\$18,000—Delightful farmhouse, over 100 years old, 10 rooms, 4 baths. Condition perfect. 1 1/2 acres. No. A2092.

\$22,000—Attractive frame house, 9 rooms, 2 baths; 2 acres. Garage with room and bath. Five minutes' walk to station. No. 2098.

\$30,000—Stone and stucco, 10 rooms, 3 baths. Garage. About 1 acre. Excellent vicinity. No. A2226.

\$30,000—Reduced from \$37,000. Stucco. Central, 11 rooms, 2 baths. Garage with living quarters. No. No. 1962.

\$45,000—Modern frame house on 2 acres. Perfect surroundings. 13 rooms, 3 baths. Garage with room. Lawn and garden. No. 1090.

OFFICE OPEN SUNDAYS

## LADDE & NICHOLS

Greenwich, Conn. Inc.  
Tel. 1717.

# Lake Front

with acreage, near Ridgefield, Conn.

Handsome, roomy modern house of Tudor architecture, finest construction and appointments; attractive setting on open terrace high above a charming lake surrounded by woodlands; superb view; fine trees, shrubs, crushed stone drive and paths; six master bedrooms, four baths; ample service quarters with bath; large garage with housekeeping apartment. For sale at a sacrifice, owner new sailing abroad.

Kenneth Ives & Co.  
17 East 42d St. Murray Hill 6037.

# Unusually Beautiful FARM ESTATE

Greens Farm, Westport, Conn.

Wonderful Old Colonial Farm House, surrounded by huge shade trees, close to two transportation points and Boston Post Road. Large frontage, newly landscaped, stone road, new Bathing Beach and Sound, 12 Rooms, Bath; two barns; electric light, new steam heating plant; exceptional possibilities for development. 27 acres highest fertility land. Price \$35,000. Reasonable terms.

A. G. SOUTHEY,  
WESTPORT, CONN.  
(Office Open Sundays.)  
Tel.—Office 218. Home 201.

# GENTLEMAN'S FARM

Eight-Acre Lake

Ideal for Golf Club, Camp Site

Near New Haven.

Over 120 acres with very charming home with all improvements, overlooking lake; half land under cultivation, the rest wood; close to an attractive village, convenient to several cities, on excellent auto roads. There are two farm houses, several fine barns, large henhouse, garage with quarters. Cost over \$75,000—wonderful bargain at \$27,500—day terms. Phone our Connecticut Office (Open Daily). Greenwich 1022, or Vanderbilt 727.

GEORGE HOWE, 527 Fifth Ave., N. Y.  
Specialist in Suburban & Country Properties

# NEW HAVEN

Charming Residence, Exclusive Section

Fine brick house on corner plot. Sparkling living room with fireplace, seven bedrooms and two bathrooms. Vapor heating system. Garage for two cars with quarters. At sacrifice price, \$40,000. Easy terms. Telephone Connecticut office, Greenwich 1322, or Vanderbilt 7280 for further information.

GEORGE HOWE, 527 Fifth Ave., N. Y.  
Specialist in Suburban & Country Properties

# FOR SALE AT GREENWICH

1875—Colonial frame house, 6 bedrooms, sleeping porch, 2 1/2 baths, 14x25, dining room, pantry, kitchen. Excellent location, near schools. New estate. Price \$30,000.

E. P. HATCH, INC.  
Greenwich, Conn. Real Estate  
PICKWICK INN BUILDING  
Tel. Greenwich 1027-1023. Open Sunday

# ABSOLUTE BARGAIN

12 rooms, 2 baths, high ground, garage, near golf course, \$14,000.

Many furnished and unfurnished houses.

## TAYLOR and LINDSTROM

115 ATLANTIC ST. STAMFORD, CONN. TEL. 2536